

# Lake Thunderbird Association

## Board Meeting Minutes

Saturday, January 17, 2026, at 9:00AM

**Pledge of Allegiance / Call to order:** The meeting was called to order at 9:01 a.m.

**Roll call / Establishment of a quorum:** Board members present – Bob Bittner, Director; Paul Byrd, President; Karen Scheid, Secretary; and Rodger Vogel, Director. Diana Hale, Vice President & Mary Crook, Director attended via telephone. Chris Pope, Treasurer was not in attendance. A quorum was established.

**Approval of agenda:** *Karen Scheid moved to approved agenda as posted. Rodger Vogel seconded. A voice vote was taken. All ayes, motion passed.*

**Comments by members regarding agenda items:** None.

**Approval of prior Board minutes:**

- a. December 20 Board Meeting
- b. December 20 Closed Session

*Mary Crook moved to approve the December 20 open and closed session meeting minutes. Rodger Vogel seconded. A voice vote was taken. All ayes, motion passed.*

**Correspondence by Secretary – Karen Scheid:** None.

**Financial report – Paul Byrd for Chris Pope:**

### **December 2025 financial reports**

#### Profit & Loss Statement

- Revenues collected in December were \$23,547, with the largest item being interest income of \$12,202.
- Operating Expenses in December were \$67,461. There is a credit of \$489 in Supplies due to moving the pool furniture that was purchased earlier this year to a capital account, since that's where it was budgeted.
- Operating Expenses exceeded Revenues in December by \$43,914.
- Due to foreseeing that we would have significant profits for 2025, mainly due to lower staff expenses, we accelerated some capital expenditures to use up some of that surplus. This included purchasing the new water system analyzer for \$41,500 and the 2 used trucks for \$51,290.
- Total capital project expenditures for December were \$114,227.
- Reserve funding reflects (\$17,303), which is the amount we put into reserves earlier this year for purposes of purchasing new trucks. Since the trucks have now been purchased, these funds need to be reimbursed to the operating funds.
- Net Loss for December was (\$158,141).
- Year to date reflects our entire 2025 year. Total membership fees collected was \$1,513,535, which is about \$50,000 lower than the budgeted amount for fees.
- Investment Income for the year was \$6,000 over budget, reflecting favorable interest rates on our investments.
- Total year to date Revenues were \$1,513,535, which is 4% below the budget.
- Looking at Operating Expenses year to date, we see Salaries and Wages below budget by \$85,000, due to lower staffing levels.

- Contract Services were also below budget, by \$75,000.
- Total Operating Expenses were \$1,087,891, which was \$216,000 below budget.
- Total Revenues less Operating Expenses were \$425,644.
- Capital Projects, listed on the report were \$212,280.
- Reserve Funding was \$134,238, mainly representing paying back reserve fundings for amounts borrowed from reserves in prior years to remodel the clubhouse.
- Total Capital Improvements were \$346,518.
- Net Profit for 2025 was \$79,126. The Board should discuss moving this amount to reserves, and possibly designating the use of those funds, perhaps to create a Water System Reserve Fund. This can be done in March when we start receiving 2026 Fee revenues.

#### Cash & Investments Report

- Operating Funds were \$341,562. Barring anything unusual, this should last us through March, which is when 2026 fees will start coming in.
- Reserve Funds were \$763,880.
- Commission Funds were \$21,414.
- Total Cash & Investments were \$1,126,856.

*Bob Bittner moved to approve the Profit & Loss Statement and the Cash & Investments Report for December 2026. Karen Scheid seconded. A roll call vote was taken. All ayes, motion passed.*

#### **Bills to Approve**

No unusual bills of note for this month. The General Administrative account has one payment to Microsoft that will no longer be paid out of this account in the continued task of closing this account.

*Mary Crook moved to approve the Bills to Pay for January 2026. Bob Bittner seconded. A roll call vote was taken. All ayes, motion passed.*

#### **Other financial updates**

There is a Reserve Fund CD coming due at Community State Bank for \$74,260 on 2/7/26. I suggest the Board approve reinvesting this CD at the highest interest rate that applies to CD's less than one year to maturity.

#### **President's report – Paul Byrd:**

- The most visible thing to the membership that is occurring right now is that we are beginning to sell two dozen lots that the Association owns. We have reviewed all the 42 lots owned by LTA and marked them on the map in TJ's office with orange and black pins. The black pins identify lots that LTA will own permanently because they provide access to ravines or silt ponds, or they are adjacent to important common areas. The orange pins identify lots for sale. Bob Bittner has helpfully printed GIS map overhead views of the lots, so that prospective buyers can look them over without having to drive to every lot, depending upon what the buyer is seeking.
- This week, we sent fifty letters to all the immediately adjacent neighbors of those lots, offering them first shot at purchasing the property next door. Very soon, we will move on to offering those properties for sale by advertising their availability on Facebook, CAN, and the website. Depending on the level of interest, we may implement a bidding process, so that the Association can receive "market value" for the lots, rather than just recovering the \$200 administrative cost we incur by processing the sale.

- LTA pays about \$115 per year in county taxes for each of these lots each year that we hold them. Selling these properties will both reduce the cost to the association and more importantly it will bring in new annual assessment revenues from the new owners.
- Once these lots are sold, we will discuss reopening the ability for members to give their lots to LTA, if they don't wish to sell them. But for now, since we own over two dozen lots, we wanted to sell down our inventory before we accept any new gifted lots.
- Even though this is not an agenda item, I want to make sure that all Board members are clear on what we are doing to sell these lots. Are there any questions?

#### **Lake Manager's Report – TJ Tieman:**

- Reminder to membership – Roads will be closed to Feb 1<sup>st</sup> to overweight vehicles subsequently pausing curbside pick up for trash until Senachwine Township reopens the roads. Two large dumpsters will be added to the Maintenance area for members to dispose of household trash.
- In February, job posting for summer Lifeguard positions will be posted on the website and Facebook.

#### **Advisory Committees and Commissions**

- Architectural Control (Bob Bittner):** One new boat lift was approved at the January ACC meeting.
- Campground (Steve Glynn):** TJ Tieman met with Steve Glynn for a tour of the campground and discussed a condemned trailer and possibly moving it to storage for the owner.
- Conservation (Steve Glynn):** ChairTree carving – waiting for the ground to be dry to remove the carvings. To save money, perhaps Tom Krafft (Maintenance) and Steve Glynn could remove the carvings instead of contracting a service. Save the Fish Program – Steve Glynn will be meeting with TJ Tieman and Bob Bittner about the proposed underwater sonic fish fence. Funding for this Save the Fish Program through the fish stocking funds. The ILMA conference is February 16<sup>th</sup> – 18<sup>th</sup>.
- Deer Management Program (Paul Byrd for Rick Steele)**
  - TJ and Paul Byrd met with Rick Steele and discussed the closure plans for LTA walking trails during deer season. The two trails on the east end of our association should be closed for the entirety of deer season – October through January. Those two trails are the Catalina Nature Area and the old trail that starts at the north end of the clearing where the entrance sign is on Poplar Drive, across from the campground. Those trails are closed. But the two trails on the west end of the association can remain open all year. They are the North Trail from the 90 degree corner on LTD at the northwest down to the inlet creek, and the West Trail from the inlet creek west into the new 26 acre property. There are no deer stands that could endanger anyone walking on those trails.
  - Rick shared the almost-final results of the season: 56 deer (9 bucks and 47 does) were harvested, along with 3 turkeys, and zero coyotes.
  - Rick will attend next month's meetings, so if you have any questions about the Deer Management Program, bring them next month (February).
- Dog Park (Mary Dappen):** LTA is executing a trade of property so that the Association will own the lot immediately east of the water tower.
- Earth Day (Ann Annen):** None.
- Events & Amenities (Paul Byrd for Chris Pope):** Wine, Cheese and Chocolate Tasting party on February 7, and the annual St. Patrick's Day Bunko party will be March 14. Tickets are available in the office.
- Finance (Linda Brauer):** None.
- Lake Water Management (Tom Dwyer):** None.
- Newsletter (Diana Hale):** The Newsletter Commission is on the agenda for later today.

**k. Planning (Paul Byrd)**

- The Planning Commission met for the first time in 15 months this past Monday. Five of the eight members were in attendance, along with four visitors. Over the course of two hours, we reviewed the Reserve Study and came to the following conclusions. First, we identified that Drinking Water and The Lake itself are the two most important categories of reserve study elements. The remaining categories of buildings and equipment and amenities are at a second tier of importance. We then identified which of all 90 elements in the Study needed attention in the next five years, and which could be addressed in six or more years. This gave us 31 elements to consider soon, and 59 that could wait for later in the year to discuss. We talked through those 31 and identified that 17 should be addressed in 2026, and the remainder during the next four years.
- The Planning Commission asks that the Board direct TJ Tieman to begin acquiring quotes for those 17 projects, so that we have solid information in future months to guide motions to approve the projects. I will do so after this meeting, unless someone wishes to discuss this further (right now).
- Anyone wishing to attend future Planning Commission meetings should let the office or me know, and I will include them.

**l. Rules (Dave Augustine):** Has been working on the rules associated with the process of new home construction and installing new EMS 911 signs at new addresses.

**m. Security (Tom Pope):** None.

**n. Tree Huggers (Rob Hickox):** None.

**o. Water Safety (Bob Bittner):** None.

**p. Water System (Dave Augustine):** On December 29<sup>th</sup> LTA office staff delivered 300 notices provided by Test Inc at the behest of the EPA to water service lines that were noted as “unknown”. The water service line survey should be arriving with the 2026 annual assessment invoices late February.

**Resolutions by Board members:** None.

**Unfinished business**

**a. Tabled Rules: Revise policy on contractor vehicle stickers**

*Bob Bittner moved to add the word “permitted” to section 1.b. of the ACC Rules related to contractor liability insurance. Karen Scheid seconded.*

Discussion: Following discussion at last month’s meeting, ACC discussed this matter and decided to add the word “permitted” in front of “contractors” in the existing rules. That will cause the Rules to mean that any project that comes to ACC (meaning it is a “permitted” project) that will be done by a contractor, then that contractor must provide a copy of their insurance to the office. But any contracted homeowner work that does NOT need a permit (like cutting grass) will NOT require that the contractor provide a copy of their insurance.

*A voice vote was taken. All ayes, the motion carried.*

**b. Tabled Rules: Approve modifications to the DMP portion of the Rules and Regulations**

We have now determined that two hiking trails can remain open all year, and two must be closed for deer hunting season. This is much simpler than the time-of-day-based opening and closing of the trails. We will ask Rules to propose updates to the appropriate sections of our documents and then approve those changes next month. Therefore, this item remains tabled.

## **New business**

### **a. Administrative: Disband Newsletter Commission**

- The Newsletter Commission has not met as a group in a couple years, and the Chairtree continues to be masterfully published by Angie Nicoli with periodic guidance by Diana Hale as a Board member, although we know that all the office staff participate in the hectic days surrounding the article submission deadline.
- Upon advice from the office and Diana, Paul Byrd requested a motion to disband the Newsletter Commission.

*Diana Hale moved to disband the Newsletter Commission. Karen Scheid seconded. A voice vote was taken. All ayes, the motion carried.*

### **b. Administrative: Revise Holiday Pay computation for permanent part-time employees**

Last month, we approved a motion that stated, "Part-time permanent employees that work an average of at least 30 hours per week are considered full time employees for the purpose of holiday pay."

*Mary Crook moved to approve the addition of a sentence in the Employment Compensation Policy in the Employee Handbook on page 10 under the section labeled Holiday Pay, that would say, "Part time permanent employees that work less than 30 hours per week will receive vacation days computed as follows: the employee's average weekly hours worked during the previous year are divided by six and rounded down to compute the number of paid holidays they have earned for the current year." Karen Scheid seconded.*

#### Discussion:

Paul Byrd - In today's wording, approved last month, permanent part-time employees receive no vacation days unless they work more than 30 hours per week. This new sentence works like this: someone working between 24 and 29 hours per year would receive 4 vacation days, and someone working between 18 and 23 hours per year would receive 3 vacation days.

Karen Scheid – This is a very fair addition to the part-time employee benefits.

*A voice vote was taken. All ayes, the motion carried.*

### **c. Financial: Approve use of a Collections Agency for overdue assessments**

*Rodger Vogel moved to approve the engagement of Collection Professionals, Incorporated from LaSalle to attempt to recover the seventy-four overdue assessments that have accrued. Mary Crook seconded.*

- Raquel Brown has contacted Collection Professionals, and they have sent us a standard agreement for LTA to sign to authorize them to begin chasing down our members that are past due on their assessments. Because this is a harsh action for the LTA to take on its own membership, Paul Byrd wanted to have a full discussion with the Board. This topic dovetails with the question about whether LTA will accept lots being given back to the Association by members.
- Raquel has constructed a tracking spreadsheet that shows that 30 members are behind on only their 2025 assessments, owing LTA a total of over 18 thousand dollars (\$18,353.44). In addition, 44 more members are behind two or more years on their assessments, owing a total of over 95 thousand dollars (\$95,252.62). These two groups represent a potential of over \$110,000 in owed revenue.
- Of these 74 overdue folks, nine are deceased. At a future meeting, we will propose to write off those nine overdue assessments, if collections cannot proceed against them, and offer to accept the properties if offered to us.
- All of these overdue members have received three letters requesting that they pay their overdue assessments, with the third letter threatening that we would lien their property. We have since learned that liens are not an effective way for us to collect these funds. Our Covenants and By-Laws

state that we will send members who are overdue in their assessments to a collection agency, but for the past many years, we have not done so.

- The agency will send a strongly worded letter to each overdue member, and sixty days after that letter is sent, if no payment is received, the three national credit bureaus will be notified.
- Any payment received will be split 70/30 with the association, with us receiving 70% and the collection agency receiving 30%. All legal fees are paid by the agency. There are no other costs to the association for engaging with this collection agency.

Discussion: Rodger Vogel – Are any of these properties owned by the county or been foreclosed on? Paul Byrd - Yes, some of these properties have also not paid their property taxes and thus have begun the process of being reclaimed by the county. Some have been paying their property taxes but have not been paying LTA.

- Thank you, Raquel Brown, for all your hard work!

*A voice vote was taken to approve the engagement of Collection Professionals, Incorporated. All ayes, the motion carried.*

**d. Financial: Approve up to \$2000 to reimburse ILMA attendees**

The cost to sponsor the attendance of 6 people (\$600 per person for conference attendance and hotel price) will be \$3600.

*Mary Crook moved to approve the reimbursement of attendees to the ILMA conference in February for their registration and lodging, not to exceed \$3600. Rodger Vogel seconded. A roll call vote was taken. All ayes, the motion carried.*

**e. Financial: Approve transfer of maturing CDs into Operating Account**

An operating CD is maturing at Community Bank on February 7, valued at \$74,260.

Discussion: The Board of Directors needs to elect who among them will be available to physically complete this banking task.

*Karen Scheid moved that LTA reinvest the proceeds of this CD at the highest interest rate that applies to CDs with less than one year maturity. Mary Crook seconded. A roll call vote was taken. All ayes, the motion carried.*

**Announcements**

- Next regular LTA Board meeting Saturday, February 21, 2026**
- Announcements from Board members:** Karen Scheid – Please contact Karen ([kscheid@lakethunderbird.us](mailto:kscheid@lakethunderbird.us)) to make suggestions or volunteer with the 250<sup>th</sup> Anniversary of America Celebration planning. Bob Bittner – Suggested that an agenda item be added to the February Board of Directors meeting to set a budget for the event.
- Announcements from membership:** Bob Hamann – The Peoria Boat, RV & Vacation Show was January 17<sup>th</sup> & 18<sup>th</sup>. Mark your calendars for next year because it can be a great resource for various dock repair projects.

### Comments by membership

- **Linda Demien** – Are CAN notifications being sent?  
Alyssa Windell – Yes, three successful messages have been sent to the 300+ subscribers over the last three months. If you want to check that your email is on the subscriber list after signing up, we can check in the office. Make sure that you sign up with the green form on the homepage of the website and check your junk mail folder in your email.
- **Jay Scheid** – A comparison of the Reserve fund's end of year balance from year to year would be a helpful item to add to the financial documentation.
- **John Brunschon** – Why was an air compressor bought when LTA just bought a new one two years ago?  
Paul Byrd & Tom Krafft – The funds were voted on and approved for a new air compressor, but Maintenance was able to make a very inexpensive repair to continue using the old compressor. The approved money was never spent.
- **Tree Huggers** – Taylor's Way will be doing the deep injection of fertilizer. The cost of these treatments will soon exceed the funds available in the Tree Huggers' commission checking account.  
Paul Byrd – Please have Taylor's Way send the invoice to the office instead. The trees are for the benefit of common property so they should be paid for by LTA.

**Adjournment:** The open session was concluded at 10:26 a.m.

*Bob Bittner moved to adjourn the open meeting. Rodger Vogel seconded. A voice vote was taken. All ayes, the motion carries.*

The Board will move to closed session to discuss any legal or personnel matters. There will then be a reconvening of open session for the Board to approve any decisions made during closed session.

**Reconvene Regular Board Meeting and Adjournment:** *Karen Scheid moved to reconvene the regular Board meeting at 11:54 a.m. Bob Bittner seconded. Unanimously approved.*

*No Board actions were taken during closed session.*

*Bob Bittner moved to adjourn the open session at 11:55 a.m. Karen Scheid seconded. Unanimously approved.*

Respectfully submitted,  
Alyssa Windell  
Recording Secretary

### **Summary of Motions from the BOD Meeting – Saturday, January 17 at 9:00AM**

- Bob Bittner moved to add the word “permitted” to section 1.b. of the ACC Rules related to contractor liability insurance. Karen Scheid seconded. A voice vote was taken. All ayes, the motion carried.
- Diana Hale moved to disband the Newsletter Commission. Karen Scheid seconded. A voice vote was taken. All ayes, the motion carried.
- Mary Crook moved to approve the addition of a sentence in the Employment Compensation Policy in the Employee Handbook on page 10 under the section labeled Holiday Pay, that would say, “Part time permanent employees that work less than 30 hours per week will receive vacation days computed as follows: the employee’s average weekly hours worked during the previous year are divided by six and rounded down to compute the number of paid holidays they have earned for the current year.” Karen Scheid seconded. A voice vote was taken. All ayes, the motion carried.
- Rodger Vogel moved to approve the engagement of Collection Professionals, Incorporated from LaSalle to attempt to recover the seventy-four overdue assessments that have accrued. Mary Crook seconded. A voice vote was taken. All ayes, the motion carried.
- Mary Crook moved to approve the reimbursement of attendees to the ILMA conference in February for their registration and lodging, not to exceed \$3600. Rodger Vogel seconded. A roll call vote was taken. All ayes, the motion carried.
- CD is maturing at Community Bank on February 7 - Karen Scheid moved that LTA reinvest the proceeds of this CD at the highest interest rate that applies to CDs with less than one year maturity. Mary Crook seconded. A roll call vote was taken. All ayes, the motion carried.